

FOR LEASE



178 Suburban Road

San Luis Obispo, CA

Premium Industrial Warehouse/Retail/Flex Space

8,662 Sq. Ft. Space – Available September 2025



RSPaul Company, Inc.

695 Clarion Court, Suite A | San Luis Obispo, CA 93401

805.544.2400 | info@rspaulcompany.com

DRE License #01979685

PROPERTY HIGHLIGHTS

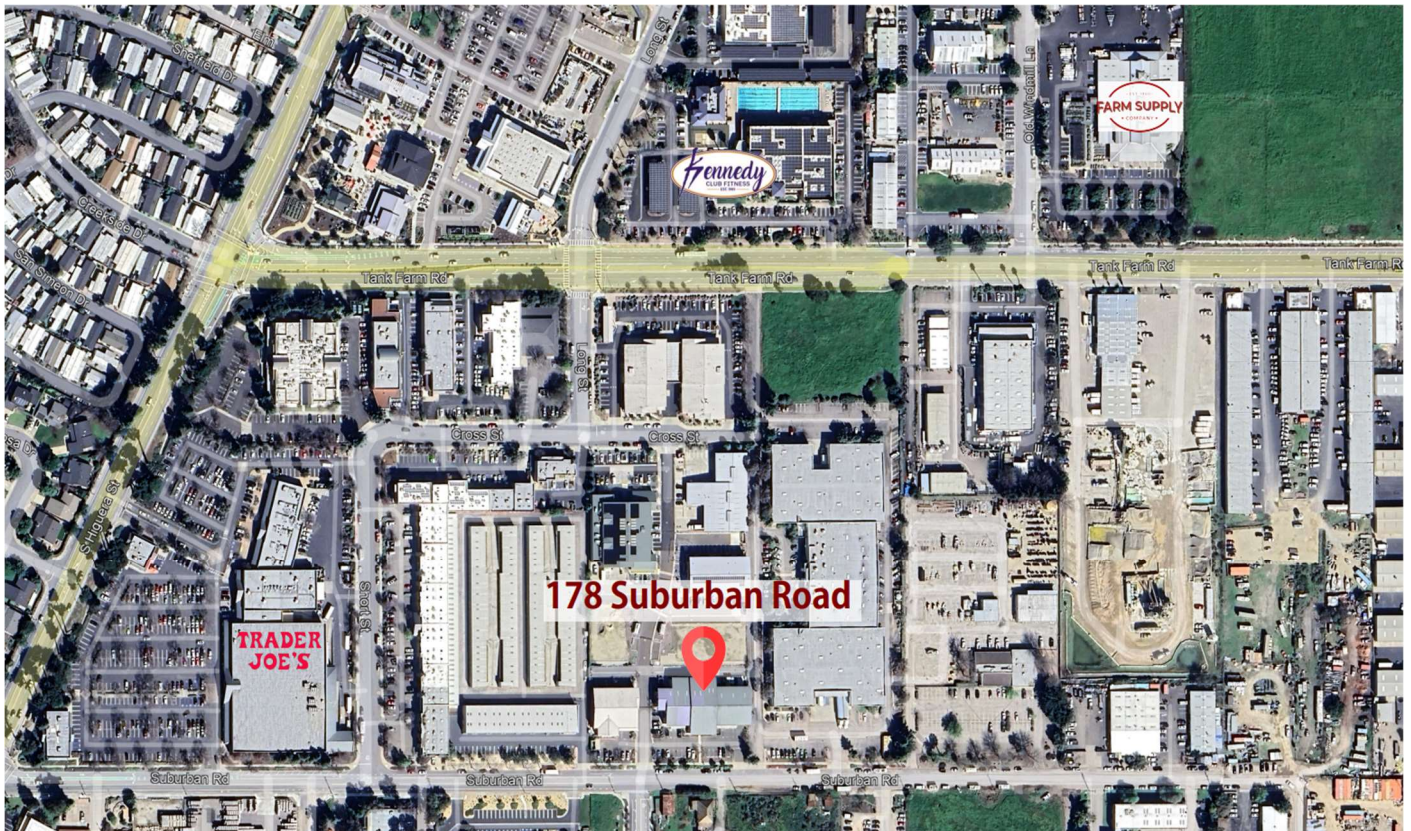
- 8,662 Sq. Ft. Industrial/Flex Space
- Premium warehouse with front retail component and second-floor office
- Improved production facility with flexible layout
- 24'–30' clear height to support high-volume operations
- Three (3) grade-level roll-up doors with drive-through loading
- On-site parking and truck/loading circulation

LOCATION & ACCESS

- Easy access to/from Highway 101 with store-front visibility on Suburban Road
- Located in one of San Luis Obispo's most desirable business districts
- Close proximity to retail amenities, restaurants, and services

ADDITIONAL INFO

- Zoning: CS – Commercial Service
- Lease Rate: \$1.75/SF Base Rent + \$0.48/SF NNN

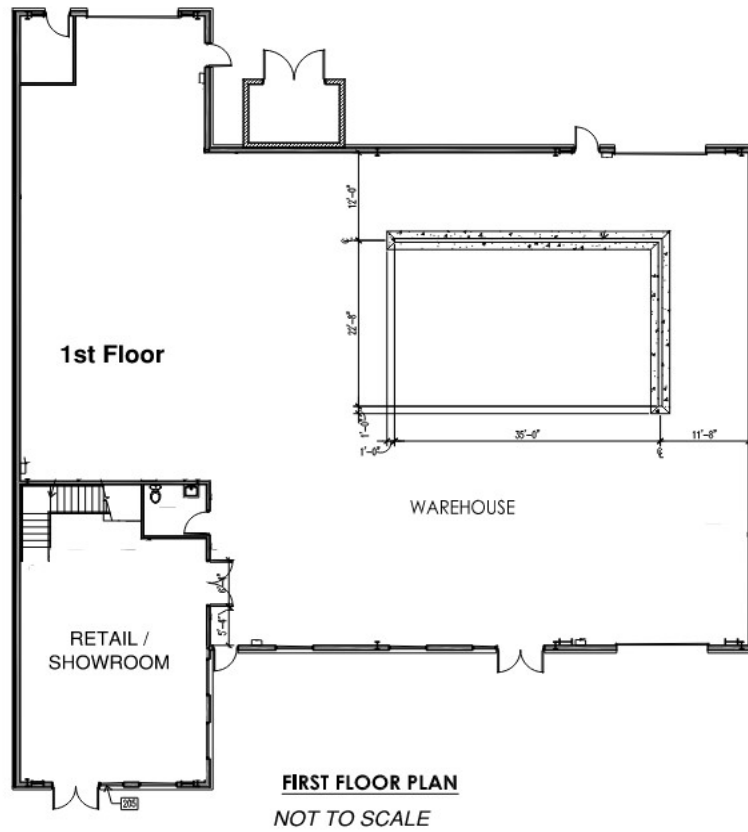
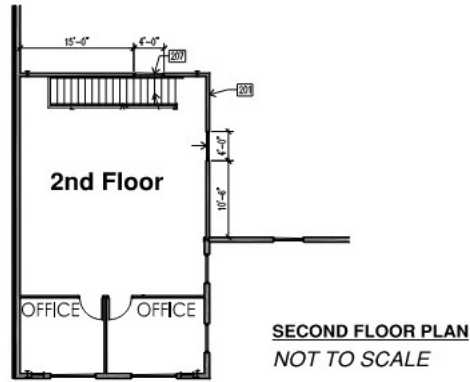


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Floor Plan

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